

Case No.: 45-2023

Decision Date: 5/16/2023

Hearing History:

Hearing 05/16/2023

**BOARD OF ADJUSTMENT ZONING APPEALS
CITY AND COUNTY OF DENVER
201 West Colfax Avenue, Department 201
Denver CO, 80202**

PREMISES AFFECTED: 3115 East Ohm Way

LEGAL DESCRIPTION: East 1/2 Of South 1/2 Of Plot 3, Block 32, Bonnie Brae

APPELLANT(S) Joel & Julianne Maron, 3115 East Ohm Way, Denver, CO 80209

Filed By: Christopher Aiello,

APPEARANCES:

APPELLANT: Joel & Julianne Maron, 3115 East Ohm Way, Denver, CO 80209
Christopher Aiello, 621 West 79th Place, Denver, CO 80221
Austin Higgins, 1300 West 70th Ave, Denver, CO 80221

FOR THE CITY: Ron Jones, Zoning Representative
Breena Meng, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to erect a Detached Garage encroaching 3 feet into the 5 foot rear setback, in an E-SU-G zone

ACTION OF THE BOARD:

The denial is found to be proper. However, THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), and the testimony at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, 720-913-3050. These approved plans MUST be submitted to the Development Services Log-In counter when applying for final construction permits for this project.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

Ignacio Correa-Ortiz, Chair

Austin Keithler

Austin E Keithler, Director

THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDING PERMIT. YOU SHOULD CONTACT/RECONTACT THE ZONING AND BUILDING DEPARTMENTS BEFORE BEGINNING CONSTRUCTION, TO DETERMINE WHETHER ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS, AND COMPLETED WITHIN FIVE (5) YEARS.